

## CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. October 6, 1969.

BOOK 30 PAGE 13

O'FERRALL & O'FERRALL, SOLICITORS  
1012 Blauslein Building  
Baltimore, Maryland 21201

# TRUSTEE'S SALE

## OF VALUABLE FEE SIMPLE PROPERTY

Rocky Springs Road, Route 7  
Frederick, Maryland

By virtue of a decree of the Circuit Court for Frederick County (No. 22,511) the undersigned Trustee will sell at public auction, at the Court House Door, Frederick City, Frederick County, Maryland, on

**TUESDAY, SEPT. 30, 1969 At 11:00 A.M.**

All that lot of ground and improvements thereon, situate and lying in Frederick County, Maryland and described as follows:

**BEGINNING FOR THE SAME** at an iron pin now set South 45 degrees 18 minutes 19 seconds East 320.00 feet from a stone at the end of the 15th line or North 34 degrees 45 minutes 40 seconds East 548.62 feet line as described in a Deed from I. Mary Staley unmarried to Anne I. Dutrow dated August 2, 1963 and recorded in Liber 688, folio 501, one of the Land Records of Frederick County, Maryland, and running thence (1) South 53 degrees 42 minutes 56 seconds East 218.01 feet to an iron pin thence (2) South 53 degrees 42 minutes 56 seconds East 190.79 feet to an iron pin set at the northeast corner of the parcel hereby conveyed thence (3) South 33 degrees 27 minutes 40 seconds West 200.38 feet to an iron pin set at the southeast corner of the parcel hereby conveyed thence (4) North 65 degrees 12 minutes 20 seconds West 192.78 feet to an iron pin thence (5) South 33 degrees 27 minutes 40 seconds West 50.00 feet to an iron pin thence (6) North 54 degrees 11 minutes 57 seconds West 214.83 feet to an iron pin at the Southwest corner of the parcel hereby conveyed thence (7) North 32 degrees 52 minutes 23 seconds East 230.77 feet to the place of beginning and the northwest corner of the parcel hereby conveyed containing 2.48 acres more or less, said real estate being further shown and described on a Plat of a tract of land as was conveyed to Robert R. Brubaker and Nancy L. Brubaker his wife, from Anne I. Dutrow surveyed by William H. Zeaner and certified by T. D. Wilkinson, III, Registered Surveyor, dated November 7, 1964 and attached to deed recorded in Liber 714, folio 633, one of the Land Records of Frederick County, Maryland.

**TOGETHER WITH** all the buildings and improvements thereon and the rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining and including the rights and privileges to the grantees herein, their heirs and assigns, to use in common with the said Anne I. Dutrow and Melvin H. Dutrow, her husband, their heirs and assigns, a perpetual easement for purpose of egress and ingress to and from the real estate hereinbefore described and conveyed by foot, animal, vehicle or other proper modes over and along the existing private road leading from said real estate on the Rocky Springs Road, said roadway being further shown and described on the plat above referred to.

Improved by 2½ acres—single family dwelling, frame construction, asbestos siding, 2 story.

1st Floor: 1 living room, 1 dining room, 2 closets, 1 bath.

2nd Floor: 7 bedrooms, 9 closets, 2 baths; Interior wall—plastic, sheet rock, floors—oak and pine; 2 brick fireplaces, foundation—stone, basement floor—concrete, heat—hot water—oil with summer and winter hook-up; roof—asphalt, galvanized gutters, down spouts, masonry garage 30 feet by 35 feet; barn—26 feet by 16 feet, 2 wells, septic tank, overall size of dwelling—50 feet by 30 feet.

**TERMS OF SALE:** CASH, upon ratification of sale by Circuit Court for Frederick County. All expenses, including special paving tax, if any, to be adjusted to the day of sale. A cash deposit of \$4,000.00 will be required of the purchaser at the time and place of sale. Balance of purchase money to bear interest from the day of sale. Cost of all documentary stamps and transfer tax to be borne by the purchaser.

**JOHN P. O'FERRALL, Trustee**

EMMERT R. BOWLUS, Auctioneer  
100 W. Church St., Frederick, Md.

This is to certify that the annexed Advertisement of Public Sale was published in The News & Post

& newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than <sup>15</sup>~~20~~ days prior to sale, and the last such publication being made not more than one week prior to the 30th day of September 1969.

THE NEWS-POST

Per Geo. B. Delaplaine  
Geo. B. Delaplaine